



May 2017

**COURTYARD HOMEOWNERS
ASSOCIATION, INC.**

COURTYARD CALLER

Official Courtyard Newsletter

Volume 13, Number 5

Board Message

May brings the end of the school year and longer days that give us more time to enjoy the outside before the really hot summer weather arrives. We have a beautiful community, and it is good to see so many of our residents out walking (people and pets), jogging, riding bikes, and enjoying the Community Park and Bull Creek. With this in mind, thank you to everyone for their continuing efforts to keep driving speeds down while traveling through the neighborhood, especially with increased parking traffic on our narrower streets.

Just a reminder -- if you're planning to do any painting or remodeling outside your home, please don't forget to contact the Environmental Control Committee (ECC) for approval BEFORE starting those projects. This includes any kind of tree trimming, substantive landscaping changes, and replacing existing structures such as fences or patios. Your cooperation is greatly appreciated.

Regarding routine maintenance, please take a look at any trees or shrubbery you have along the street or sidewalk. Our rules require that tree canopies must be a minimum seven (7) feet above ground and bushes should not be growing over the sidewalks. Please trim them back. Now is also a good time to get required maintenance done on your fences. They should not be leaning or have rotten or

split areas of wood. One final thought regarding your responsibility to maintain your yard. Please do not allow lawn maintenance workers (or yourself) to blow leaves or other clusters of tree "fuzz" off your yard and into the street and curb. Besides looking bad, these go down the storm drains and into the creek. Please brown bag it for the City to pick up on Friday.

Many of us will be gone from the neighborhood for some portion of the summer, and sometimes vacationers forget to make arrangements for their newspapers and mail. If you know your neighbors are out of town or simply notice that newspapers or mail/deliveries are accumulating on porches or driveways, be a good neighbor and please collect and keep these items for the homeowners until they return. Left out, they are a tip-off that no one is home and are an invitation for trouble. Neighbors can also help each other out by keeping an eye out for strangers cruising in vehicles or wandering through back yards or between houses. If you aren't sure what to do, call 311 or 911, our Security Committee chairman, Jim Lloyd, or any Board member -- let someone know your concerns. While residents need not be fearful, it is good to be watchful and proactive about your safety and that of our community.

Best wishes to everyone for a safe and happy summer ahead!

Annual NW Austin Community Garage Sale

It's that time again! Time to purge, declutter and score some cash! Mark your calendars for the Courtyard's Annual Neighborhood Garage Sale

Saturday May 6th (rain day May 13)

This annual event which includes neighboring communities is always a big success. And we make it easy for you!

The Homeowners Association will take care of advertising in the Austin American Statesman and putting up signs in the neighborhood.

Not sure you have enough stuff to sell? No problem, just team up with a neighbor.

What about those leftover items that don't sell? No worries, the HOA has an arrangement with Settlement Home for Children (www.settlementhome.org) to come by the day of the sale and pick up any leftovers for donation. You will need to contact them directly to set it up.

If you would like a sign placed near your home, we'll do that too. Contact Joany Price (512-775-8942; joanyprice@gmail.com) to reserve your sign.

Now that it's Spring, Call Me!

The housing market is blooming with opportunities! I have BUYERS but there's no inventory! I have SELLERS but they have no place to go! If you know of anyone thinking of making a change call me! It would be an honor to work with you, your friends or family!



Joany Price

*Your Courtyard Neighbor
& Tennis Club Member*

Realtor, CLHMS
Certified Previews™ Property Specialist
International Diamond Society
Coldwell Banker United, REALTORS



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jprice@cbunited.com • www.cbunited.com/Joany.Price

When PRICE matters...CALL JOANY PRICE!

"I am now including a complimentary membership to The Courtyard Tennis & Swim Club with all of my listings". A \$1500 value.

Courtyard Book Club

Tuesday, June 6, 2017
5216 Scout Island Cir North

Join the Courtyard Book Club in June to share in the discussion of author Twan Eng Tan's highly acclaimed novel, *The Garden of Evening Mists*. Set in 1951 Malaya, the story centers around Yun Ling Teoh, the scarred lone survivor of a brutal Japanese wartime camp who seeks solace among the jungle-fringed tea plantations of Cameron Highlands. There she discovers Yugiri, the only Japanese garden in Malaya, and its owner and creator, the enigmatic Aritomo, exiled former gardener of the emperor of Japan. Despite her hatred of the Japanese, Yun Ling seeks to engage Aritomo to create a garden in memory of her sister, who died in the camp. Aritomo refuses but agrees to accept Yun Ling as his apprentice "until the monsoon comes." Then she can design a garden for herself. As the months pass, Yun Ling finds herself intimately drawn to the gardener and his art, while all around them a communist guerilla war rages. But the Garden of Evening Mists remains a place of mystery. Who is Aritomo and how did he come to leave Japan? And is the real story of how Yun Ling managed to survive the war perhaps the darkest secret of all?"

The book selection for July is *Midnight Assassin* by Skip Hollandsworth. All are welcome to join the group that meets the first Tuesday of each month. For more information, call or email Lou Blemaster, 512-551-2659, loublemaster@gmail.com.

Many Thanks to Park Clean-up Volunteers!!!



A park volunteer day was held in the Courtyard Park on April 1st. Over 20 residents volunteered their time to assist in maintaining the park playground area. The volunteers spread 15 cubic yards of Kiddie Cushion inside the playscape, and spread 4 cubic yards of decomposed granite around the exterior of the playscape. **We are so grateful to those of you who generously give your time to make the park more enjoyable for us all!**

A special thanks to the following volunteers for their involvement in this project: Denise Hogan, Fred Wahlers, Jay Zarnikau, Doug Richards & Family, Jim Lloyd & Sharon, Ron Walther, Kit Ogburn, Joany Price, Lewis Price, Austin Cooney and Family, Larissa Rodriguez, Jim Vence, Katherine Hodges, James Hodges, Kyle Detrick, David & Christine Marks & family, and Terry Edwards.

CHA BOARD OF DIRECTORS

President, Leslie Craven..... 502-1124, 585-1153 (cell)
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COMMITTEES

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Landscape & Decorating

Ed Ueckert 345-6137

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Compliance

..... Open

Kayak Committee

Waneen Spirduso spirduso@utexas.edu

Fire Safety Committee

Jim Carolan cell (619) 559-1978

..... jccarolan1@gmail.com

Area Development and Zoning Liaison

Paul Siegel..... , pbsiegel@gmail.com

MANAGEMENT COMPANY

Goodwin Management: Marilyn Childress
11149 Research Blvd. Austin, TX 78759-5227
512-502-7509

SUB-HOA CONTACTS

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..... gmdoucha@yahoo.com

Travis County Courtyard (aka "Backcourt")

Allan Nilsson 346-8432
..... arnilsson@earthlink.net

Villas at Courtyard:

Thomas Hoy 231-1270
..... Thomas.Hoy@freescale.com

Wolf Court:

Tim Sullivan..... 346-3146
..... tsullivan@gmail.com

Courtyard Fire Safety

Be Ember Aware Firewise Tip #9 - Window Warnings

Typically, the weakest parts of the exterior walls of your home during a wildfire are windows. Radiant heat and direct contact by flames can break window glass. This happens because the window glass that you can see heats to a different temperature than the glass protected by the window frame. This difference in temperature causes the glass to crack. If the broken glass falls out during a wildfire, embers can enter your home and ignite it from the inside. An open, screenless window, is the most vulnerable to ember attack. Our “Be Ember Aware” window tips include the following:

- Install windows that are least dual paned with tempered glass. It will resist greater fire intensities than single pane windows. The type of frame material used, such as vinyl, wood, or metal, is not as important as the type of glass.
- Remove wooden flowerboxes from under windows or construct them of fire resistant materials and use fire resistant plants. Do not use wood or bark mulches in the planter boxes.
- Do not plant large, dense shrubs such as ornamental juniper under windows.
- Do not place the firewood stack under windows.
- Prepare 1/2-inch plywood covers that are sized and labeled for your windows. If there is time, you can attach these covers before you evacuate. Shutters (instead of the plywood covers) can also be used.
- Decayed wood window sills should be replaced. Decayed wood is easier to ignite than wood in good condition.
- Move easily ignited materials, such as curtains and overstuffed furniture, away from the window. If the window glass breaks and falls away, embers could enter the house and ignite them.
- Before evacuating, make sure all your windows are closed. These include basement, garage, and vehicle windows.

For an excellent tutorial on how the community homeowners can respond to the risk, see *Making Your Home Firewise* <https://www.youtube.com/watch?v=t6jV-gM9EwQ>

To sign up with the Courtyard Fire Safety Committee to schedule an evaluation by one of our trained teams, email fire-safety@courtyardhoa.org.



COURTYARD'S WEBSITE DIRECTORY

In case you are not aware, Courtyard residents have a very up-to-date, easily accessible, printable, and searchable website directory. If you don't believe us, go to our website, www.courtyardhoa.org and click on “Directory” at the top of the Home page. This is NOT the Goodwin Management website so please do not confuse them.

For privacy purposes, we have made this directory accessible only to Courtyard residents. It is one of the few pages that the public cannot view if they are visiting our website. There are just two simple steps to go through for a resident to access the directory. When you first click on “Directory” you will see two boxes. You are asked for your user name and passcode. If you do not know what these are, contact Marilyn Childress, any Board member, or any of your neighbors that uses it and all of us can give you this information.

When the directory opens up, you will notice that it first lists residences alphabetically and numerically. If you only know the name of someone and not their address, go to the top of the first page and click on “Name” and the directory will rearrange itself to allow you to search alphabetically by name. Until we get another hardcopy printed, you can print yourself a copy of the website directory if you want a hardcopy. One of the best things about the website directory, besides ease of use, is that it is continually being updated and gives you the most current contact information available for our residents.

At no time will any source be allowed to use The Courtyard Caller Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from Peel, Inc. The information in The Courtyard Caller Newsletter is exclusively for the private use of Peel, Inc.

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HUMANS
ARE A VERY
BIG
DEAL TO US.

Dell Children's is now offering Emergency Care at
Seton Northwest Hospital.



DellChildrens.net/EmergencyCare



MOSQUITO REPELLENTS

As mosquito season is ramping up, everyone is (hopefully) aware of possible disease transmission by mosquitoes. It is important that you protect yourself when spending time outside.

Activity times for mosquitoes can vary. Most people are familiar with the four D's- DRAIN (standing water), DEET (wear some repellent), DUSK & DAWN (stay indoors during dusk and dawn to avoid peak populations) and DRESS (wear long sleeves and long pants). While this is still good advice, it may be a good idea to spread the dress and repellent advice for anytime you spend time outdoors.

When outside, wear long pants and a long sleeved shirt in light colors to reduce the number of mosquitoes that can reach your skin. Repellent should only be applied to clothing and exposed skin. Do not apply repellent underneath clothing! If you want to apply repellent to your face, spray your hands with repellent and rub it onto your face. Do not spray repellent directly into your face or near eyes or mouth. Make sure to apply repellent outdoors. Do not allow children to handle repellents. Wash hands before eating, smoking or using the restroom.

The Center for Disease Control (CDC) recommends using a product registered with the EPA (Environmental Protection Agency) containing one of the following active ingredients: DEET, picaridin, IR3535 and some of the products containing oil of lemon eucalyptus.

DEET, also known N,N-diethyl-m-toluamide or N,N-dimethylbenzamide, was developed by the U.S. Army in 1946 to protect soldiers in insect-infested areas. Pesticides containing DEET have been used by the general public since 1957. Products containing DEET should not be used on children younger than 2 months of age (read the label and check with your pediatrician if you have questions). DEET has a slight odor and may have a greasy feel to some people. It may damage plastic, rubber, vinyl or synthetic fabrics. DEET may be irritating to the eyes and skin for some people. DEET comes in a wide variety of concentrations, so choose the one that will work best for your situation.

Picaridin was first made in the 1980's and resembles a natural compound called piperine (which is found in plants used to produce black pepper). Picaridin has been used in Europe and Australia for many years, but has only been in the U.S. since 2005. Picaridin is non-greasy and is odorless.

IR-3535, or 3-[N-Butyl-N- acetyl]-aminopropionic acid, ethyl ester, was developed in the mid- 1970's and became registered for use in the U.S. in 1999. It is registered as a biopesticide by the EPA because it is functionally identical to a naturally occurring substance (an amino-acid). It may dissolve or damage plastics and may be irritating to the eyes.

Oil of lemon eucalyptus (OLE) or PMD (para-menthane-3,8-diol) are essentially the same thing; PMD is the synthesized (lab created) version of oil of lemon eucalyptus. "Pure" or "essential" oil of lemon eucalyptus is not labeled as a repellent and has not undergone testing and should not be used as a repellent product. OLE/PMD has been on the market in the U.S. since 2002. OLE/PMD should not be used on children younger than 3 years of age. The natural product (OLE) has known allergens within it while the synthetic version (PMD) has less of a risk to allergens. This product is classified as a biopesticide. OLE/PMD has a varying range of residual, some offering about 20 minutes of protection while other products may last up to two hours.

Many factors play into how long a repellent will last for a person. Some of these are:

- The concentration (or percent of active ingredient) of the product. You can find the percentage on the product label.
- Person's attractiveness. Some people are more attractive to mosquitoes than others (and no scientific research has proven that it is because of eating garlic, taking vitamin B, using tobacco products, etc.). A person's genetic code plays a large part on what makes a person so attractive to mosquitoes.
- Frequency and uniformity of application. In other words, how often is the repellent applied and how good of coverage did you get?
- Activity level of the person. The more active the person is, the more sweat they produce which can cause the repellent to wash off the surface of the skin.

As a word of caution, there are products that combine sunscreen and insect repellent. The CDC recommends that if you need sunscreen and repellent, that you choose two separate products. Sunscreen should be applied more often than repellents.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com

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Join us at Courtyard Tennis & Swim and plan your family's summer of fun!

Family Summer Swim Membership

CYTC's Family Summer Swim Membership is only \$600+tax
Dates valid: Saturday May 27th - Monday Sept 4th
Lifeguarded weekday hours: Monday - Thursday 10am - 7pm
Lifeguarded weekend hours: Friday - Sunday 10am - 6pm
Summer holiday hours: 10am - 6pm
For complete details visit cytc.com/summer-swim-membership/

MAC360 Junior Tennis Camps

Camps for beginner and intermediate players
Camps run weekly from June 5th - Aug 10th
Monday-Thursday 830am-12pm
CYTC members \$200/week, Non-members \$250/week
For complete details & registration visit www.mac360tennis.net
or send an email to Tobias Schneider at tobi.schneider@aol.com

COTA Junior Swim Team & Classes

Summer Practice Schedules for June 5th - Aug 20th
Age Group A Mon & Wed from 8am-845am
Age Group B Tue & Thur from 8am-845am
Juniors: Mon - Fri from 630am - 8am & Sat 8am - 930am
Seniors: Mon - Fri from 630am - 830am & Sat 8am - 10am
For complete details & registration visit www.cotaswim.com
or send an email to admin@cotaswim.com



Courtyard Tennis and Swim
5608 Courtyard Dr
Austin Tx 78731
512-345-4700





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THE COURTYARD STATS

January 1 – March 31, 2017

Information compiled from the Austin Multiple Listing Service.

SINGLE FAMILY RESIDENCES

ACTIVE	LIST PRICE	PRICE/SQFT	YEAR BUILT	DAYS ON MARKET
5700 Sam Houston Cir	\$588,500	\$245.41	1979	13
5507 Courtyard Drive	\$745,000	\$207.17	1992	218
5914 Inter Council Cove	\$769,000	\$221.29	1995	2
5901 Inter Council Cove	\$1,160,000	\$234.11	1998	2

AVG List Price = \$815,625; AVG Active Price/Sqft = \$227.00

PENDING	LIST PRICE	PRICE/SQFT	YEAR BUILT	DAYS ON MARKET
5909 Inter Council Cove	\$799,000	\$239.36	1994	27

SOLD	LIST PRICE	SOLD DATE	YEAR BUILT	DAYS ON MARKET
5600 S Scout Island Cir	\$429,000	2/3/17	1983	21
5803 Tom Wooten Cove	\$775,000	2/7/17	1986	0
5508 S Scout Island Cir	\$550,000	2/21/17	1982	6
5616 N Scout Island Cir	\$790,000	2/28/17	1992	109
5804 Karankawa Cove	\$469,000	3/2/17	1981	15

AVG Sold Price = \$588,700; AVG Price/sqft = \$218.05

TOWNHOMES

ACTIVE	LIST PRICE	PRICE/SQFT	YEAR BUILT	DAYS ON MARKET
5729 N Scout Island Cir	\$439,000	\$202.77	1983	178

WATERFRONT HOMES

ACTIVE	LIST PRICE	PRICE/SQFT	YEAR BUILT	DAYS ON MARKET
5700 Scout Island Cove	\$2,800,000	\$450.23	1982	39
5221 S Scout Island Cir	\$3,499,900	\$560.25	1995	28

AVG List Price = \$3,149,950; AVG Active Price/Sqft = \$505.24

SOLD	LIST PRICE	SOLD DATE	YEAR BUILT	DAYS ON MARKET
5705 Scout Island Cove (with boat dock)	\$785,000	3/10/17	1985	23



As the Spring buying season approaches, I'd like to put my 40+ years of knowledge and the resources of Moreland to work for you!

Jo Carol Snowden Broker Associate, ABR
512.657.4441 | jocarol@moreland.com

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